

TRANSPORTATION AND TRANSIT

PRINCIPLE:

- Improve the transportation experience by increasing the number of travel options to/from and within the plan area.
- Create new connections to and from the plan area for pedestrians, bicyclists, and vehicles that are protective of adjacent neighborhoods.
- Create parallel travel routes to relieve overburdened streets and intersections.
- Provide options for neighbors to travel to activity areas and amenities, such as shops, parks and schools.
- Design streets and intersections to improve traffic flow while increasing pedestrian safety and usability, especially for children and the mobility impaired.
- Retain the tree-lined character of major streets in the plan area.
- Implement high capacity transit along the corridor in accordance with the City's Transportation Master Plan while maintaining the existing boulevard character of Beauregard;
- Locate transit routes and stops to maximize the effectiveness of high capacity transit and minimize walking time.

RECREATION AND OPEN SPACE

PRINCIPLE:

- The Beauregard Corridor will be defined by high quality, connected natural spaces, tree-lined transportation routes, and a variety of places for people to gather, relax, and play.
- Retain the distinct character of Beauregard Street as a tree-lined parkway.
- Preserve mature trees and use open space to attain a 40% tree canopy in compliance with the Eco-City Plan.
- Connect natural areas, including the Winkler Preserve, with green corridors, especially along natural features, to define neighborhood edges, increase access to nature, improve stream quality, and protect and enhance wildlife habitat.
- Improve multimodal access to open space and recreation, including improving pedestrian and bicycle connections along Holmes Run at the I-395 and Beauregard crossings.
- Expand access to rectangular athletic fields by providing new fields or expanding/improving existing fields.
- Encourage community gardens.
- Provide public parks for a variety of user groups and at a variety of scales.
- Increase public recreational opportunities such as indoor pools and gymnasiums

URBAN DESIGN AND LAND USE MIX

PRINCIPLE:

- The new neighborhoods of the Beauregard Corridor have a distinct identity and are designed for pleasant daily living.
- The Beauregard Corridor retains its park-like quality, with green corridors defining neighborhood edges and "fingers" of parks, gardens and landscaped areas extending into each neighborhood.
- Employ different housing types and styles to distinguish neighborhoods and foster diversity.
- Provide for daily needs to be met with pleasant walks to nearby shops and amenities.
- Create a sense of community through retail centers that emphasize their role as places that people come together.
- Neighborhoods should have good access to all modes of travel with transit stops near retail or other community centers.
- Encourage a mix of retail uses including restaurants that meet different tastes (e.g., family-oriented, white tablecloth, etc).
- Use architectural and site design to achieve compatible yet distinct buildings and public spaces at every scale.
- Parking should be minimized but sufficient, accessible and easy to use. Surface and above-ground land uses are for people-related activities: living, commerce, earning a living, and recreating – rather than parking.

ENVIRONMENTAL SUSTAINABILITY

PRINCIPLE:

- Neighborhoods in the corridor will be environmentally sound and respect the natural environment, improve water and air quality, and conserve energy and resources.
- Achieve the highest standards of environmentally sound design for sites, infrastructure, and buildings.
- Achieve high standards in indoor environmental quality in new buildings.
- Reduce the environmental impact of redevelopment, such as by recycling materials in demolished buildings.
- Employ a variety of approaches to manage the volume and quality of rainwater such as green streets, rain gardens, and bio-swales to reduce runoff.
- Improve and restore the quality of the streams.
- Limit re-grading of sites for new development.

HOUSING CHOICE

PRINCIPLE:

- Within the Beauregard Corridor, there are housing choices for every household type and income level.
- In conjunction with the Housing Master Plan;
 - develop a comprehensive strategy to replace or retain as much “market rate affordable” housing as feasible – considering such strategies as on-site and off-site units, tax credit units, and density bonuses.
 - locate within the Corridor a share of the City’s goal for subsidized units commensurate with the goals for other growth areas of the City.
 - provide for special needs housing in the plan area.
- As redevelopment occurs, find units within the plan area for displaced residents.
- Support an increase in the percentage of owned homes in the plan area, particularly for households at or below the area median income.
- Plan for a housing mix that maintains economic, ethnic, cultural, and age diversity.

ECONOMIC SUSTAINABILITY & IMPLEMENTATION

PRINCIPLE:

- The Beauregard Corridor promotes economic sustainability with a successful mix of new uses supported by market demand, and by contributing positively to the City's tax base.
- When redevelopment locations favor office and other non-residential land uses, encourage those uses over residential.
- Support additional and updated medical office space, particularly in proximity to Alexandria Hospital and to transit stops.
- Retail uses should be focused on neighborhood-serving uses and be limited in amount to that which can be supported by local residents and workers.
- Plan for a diversity of development types, especially housing, to ensure long-term success of new development.
- Ensure that the expected benefits of new development exceed the expected costs of providing services/facilities to support growth.
- Locate a new fire station within the plan area.
- Phase development to avoid overburdening roads, schools and other facilities.